



# 2025-2029 Consolidated Plan

Priorities and Goals

October 15, 2024

Community Development

[www.washingtoncountyor.gov](http://www.washingtoncountyor.gov)

# Today's Agenda

- Introductions
- Preliminary findings from community engagement
- Preliminary findings from needs and market analysis
- Proposed housing and community development goals and priorities and **discussion**

## → Consolidated Plan Overview

- Five-Year Strategic Plan prioritizing investment of an estimated \$35 million in federal funds.
- Built on an intensive community engagement process to assess housing and community development needs.
- Required by U.S. Department of Housing and Urban Development (HUD).



An aerial photograph of a rural landscape in Washington County, Oregon. The scene features a mix of green pastures, vibrant autumn-colored fields (likely tulips), and dense evergreen forests. In the foreground, a farmstead with several white buildings is visible. The background shows rolling hills and more forested areas under a clear sky.

# Community Engagement

## Overview and Findings

# Stakeholder Consultation

Organizations engaged through interviews, meetings, input sessions between May 2024 and August 2024.

Adelante Mujeres	Mental Health & Addiction Association of OR
Beaverton Center for Mediation and Dialog	Mercy Connections
Bienestar	Miracle's Club
Care Oregon	New Narrative
Centro Cultural	Northwest Housing Alternatives
City of Tigard Emergency Services	Pacific Source
City of Tualatin Public Works	Project Homeless Connect
Clean Water Services	Providence
Community Action	Public Defenders Office
Community Housing Fund	Salvation Army
Community Partners for Affordable Housing	Transcending Hope
Developmental Disability Advisory Council	Tualatin Valley Water District
Easterseals Oregon	Virginia Garcia
Families for Independent Living	Washington County Economic Development
Good Neighbor Center	Washington County Emergency Management
HealthShare of Oregon	Washington County Land Use & Transportation
HomePlate Youth Services	Washington County Office of Sustainability
Housing and Supportive Services Network	Community Corrections
Housing Authority of Washington County/DHS	West Tuality Habitat for Humanity

# Survey Summary

- Available between March and July in 11 languages (other than English)
- County/City staff led survey design and promotion efforts
- Survey was distributed to community partners and promoted via social media, emails/websites, mailings, etc.

- A total of 2,269 residents living in Washington County responded to the community survey—including 429 Beaverton residents, 502 Hillsboro residents, and 1,338 residents in the balance of Washington County.
- Most respondents identify as non-Hispanic White (68%), own their homes (66%), and have household incomes above \$100,000/year (45%).
- 37% currently have children (<18 years) living in their home—though respondents represent relatively small household sizes.
- 54% live in a household with 2-3 members; 18% with 4 members; 12% 5+ household members. 16% live alone.

# Respondent Profile v. County Demographics

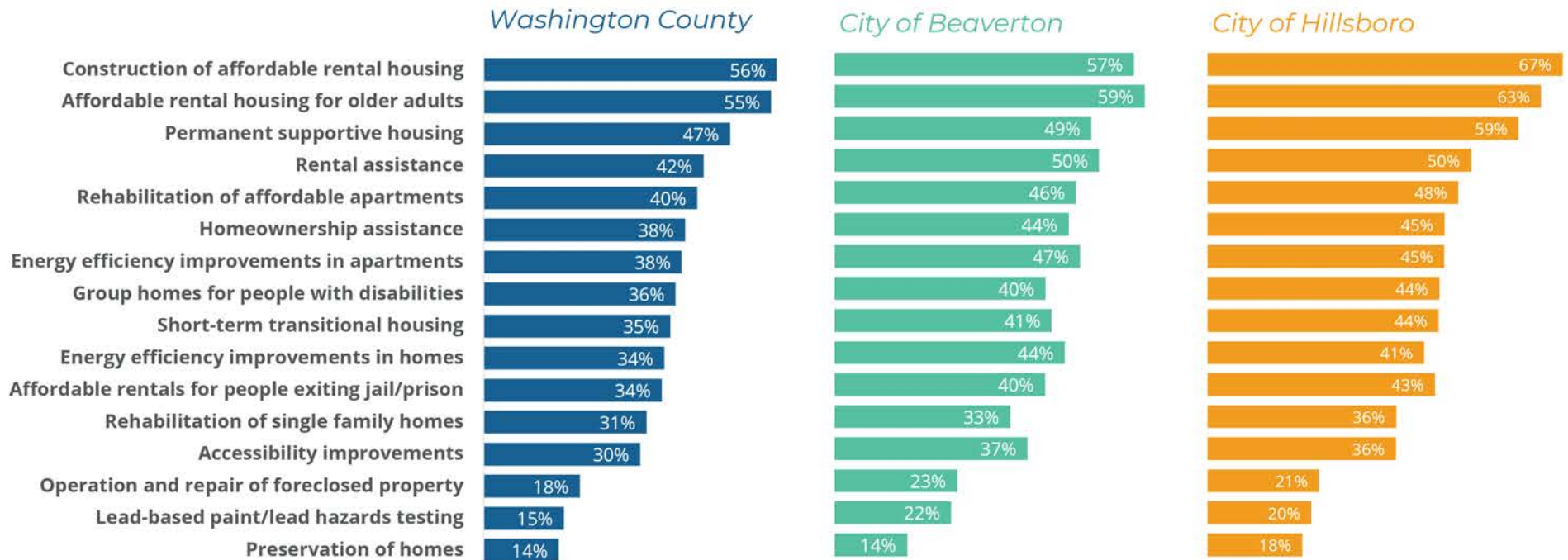
	Number	Percent	Wash County
			ACS (2022)
<b>Total Responses/Population</b>	<b>2,269</b>	<b>100%</b>	<b>600,176</b>
<b>Geography</b>			
City of Beaverton	429	19%	97,064
City of Hillsboro	502	22%	107,319
Balance of County	1,338	59%	395,793
<b>Race and Ethnicity</b>			
Hispanic or Latino	167	13%	18%
Black or African	42	3%	2%
Other Minority	205	16%	19%
Non-Hispanic White	883	68%	61%
<b>Income</b>			
Below \$50,000	325	27%	22%
\$50,000 up to \$75,000	170	14%	15%
\$75,000 up to \$100,000	183	15%	13%
Above \$100,000	547	45%	50%
<b>Age</b>			
Under 35 years	214	16%	45%
35 to 44 years	295	23%	16%
45 to 64 years	498	38%	25%
Over 65 years	297	23%	15%
<b>Housing Situation</b>			
Homeowner	925	66%	61%
Renter	378	27%	39%
Precariously Housed	78	6%	n/a

N = 2,269.

Note: Not all percentages may equal 100% due to either multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2024 Washington County Survey and 2022 1-year American Community Survey (ACS) estimates.

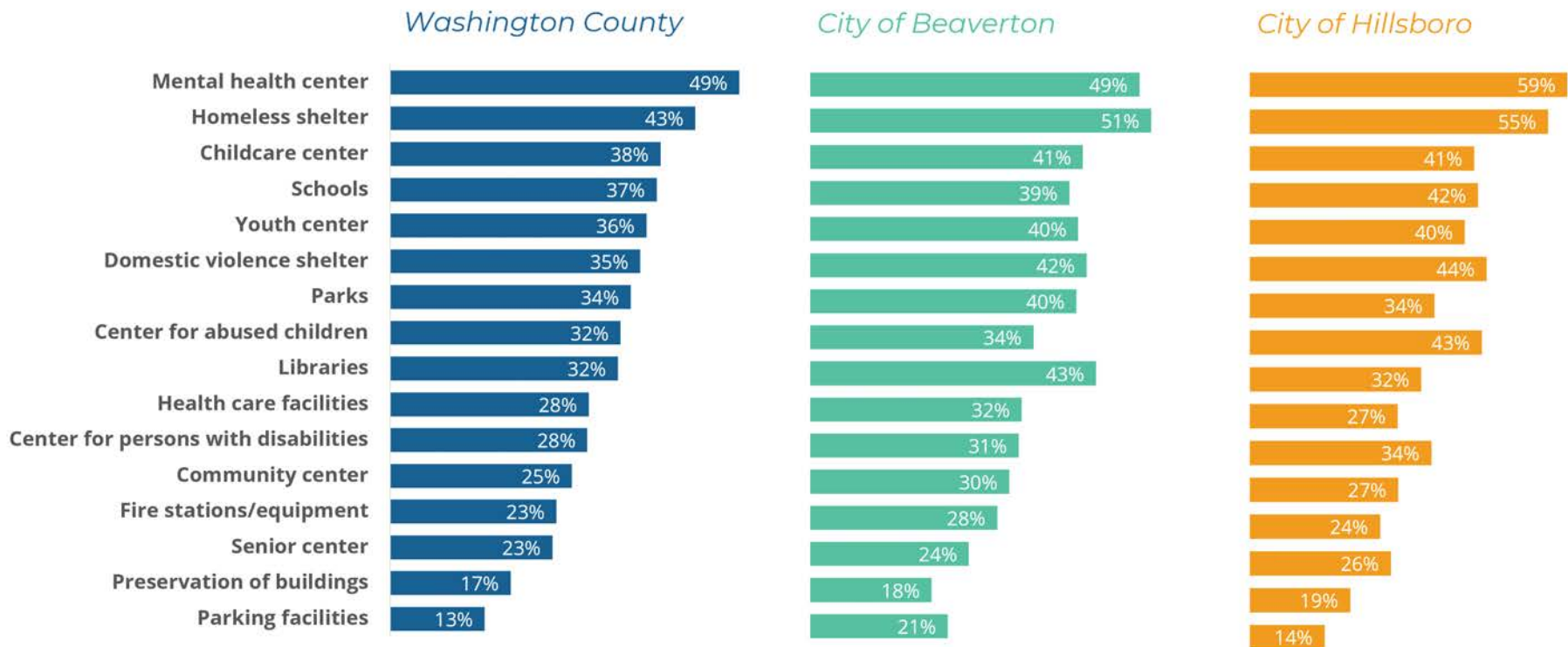
# → Top Housing Needs by Jurisdiction



N = 1,401.  
 Source: Root Policy Research from the 2024 Washington County Survey.



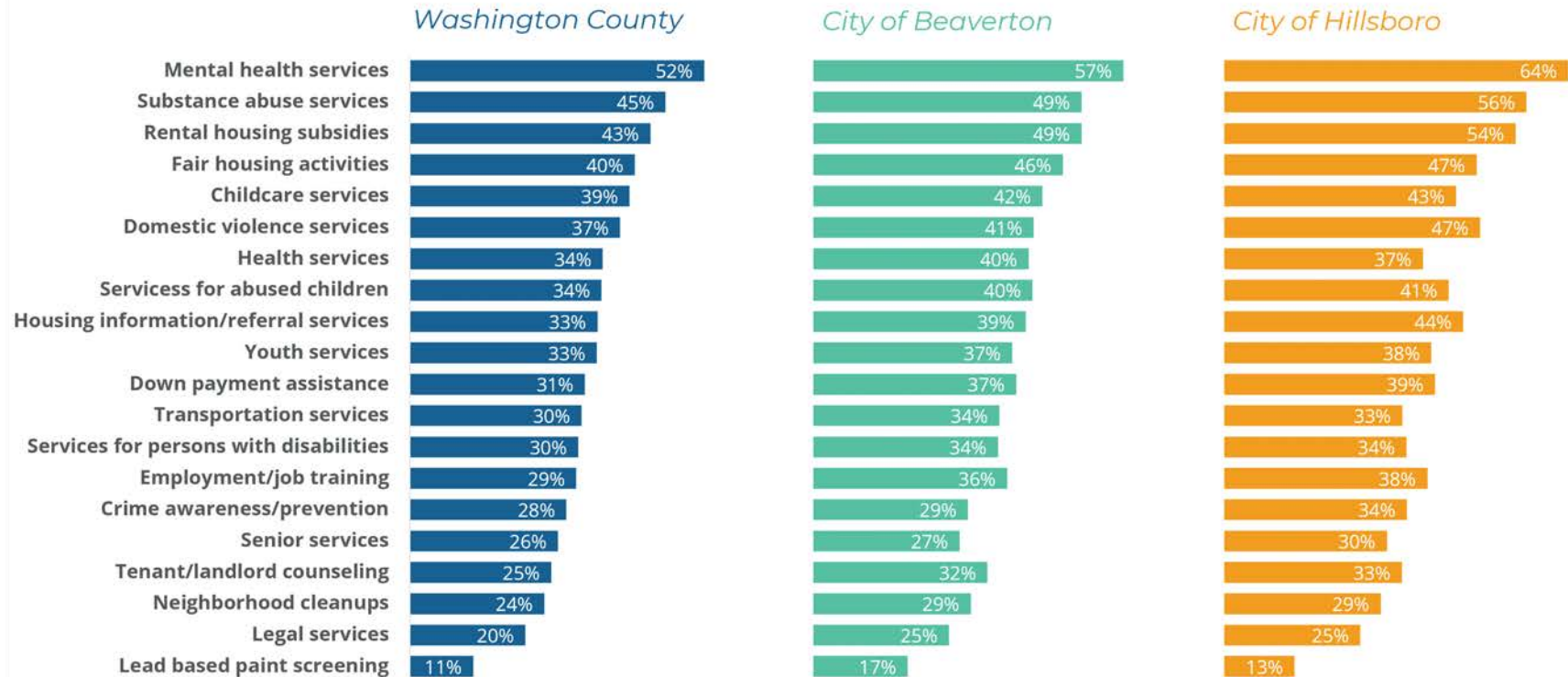
# → Top Facility Need by Jurisdiction



N = 1,417.

Source: Root Policy Research from the 2024 Washington County Survey.

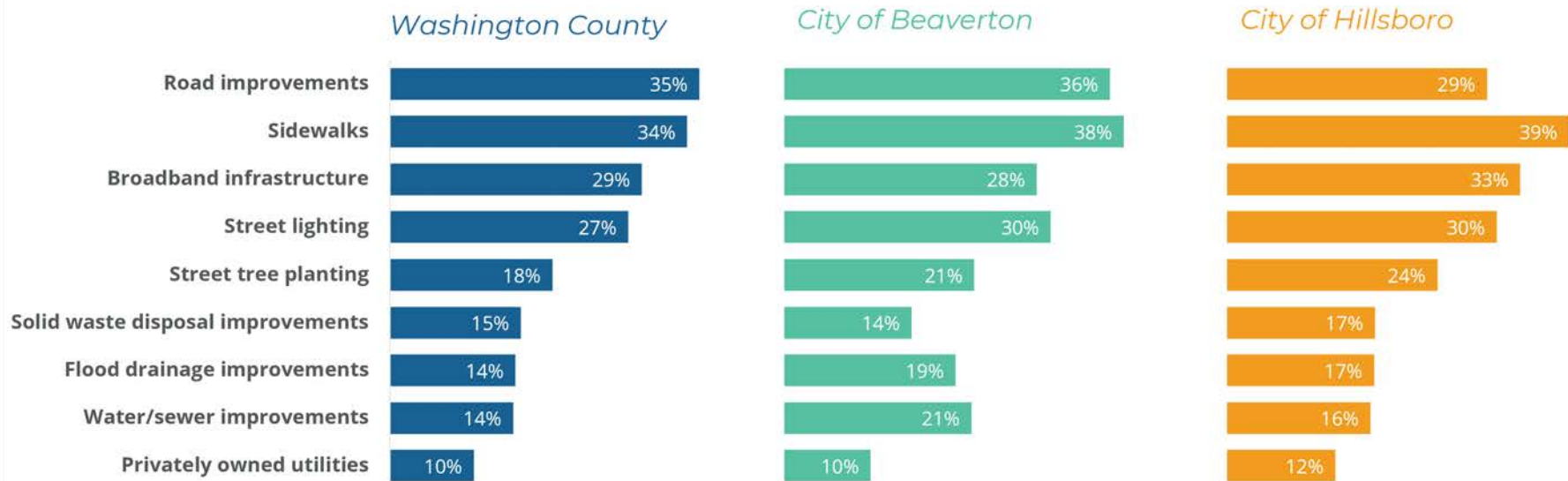
# → Top Public Service Need by Jurisdiction



N = 1,404.

Source: Root Policy Research from the 2024 Washington County Survey.

# → Top Infrastructure Need by Jurisdiction



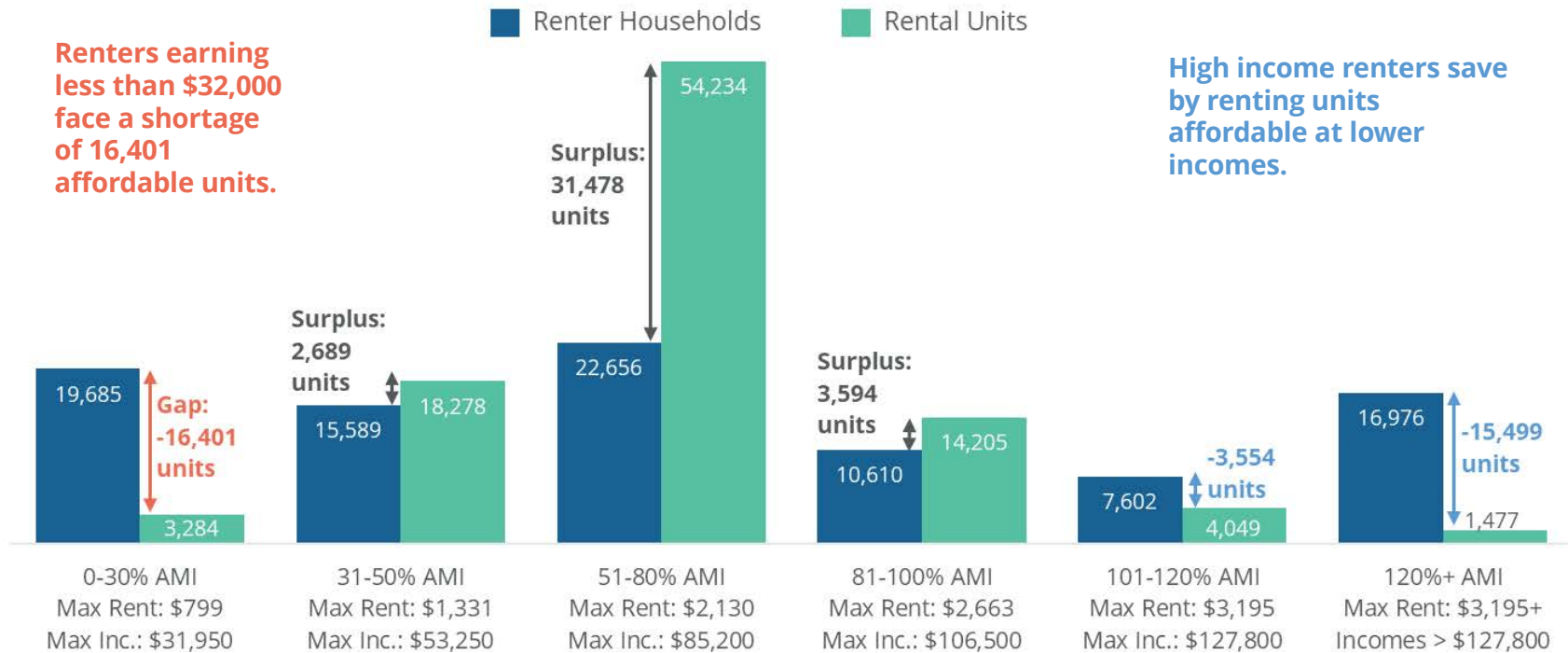
N = 1,414.  
 Source: Root Policy Research from the 2024 Washington County Survey.

An aerial photograph of a rural landscape in Washington County, Oregon. The scene features a mix of green pastures, vibrant autumn-colored fields in shades of red, orange, and yellow, and dense evergreen forests. In the foreground, a farmstead with several white buildings is visible. The background shows rolling hills and more forested areas under a clear sky.

# Housing Needs & Gaps

## Preliminary Data Overview

# → Rental Gaps: Washington County, 2022



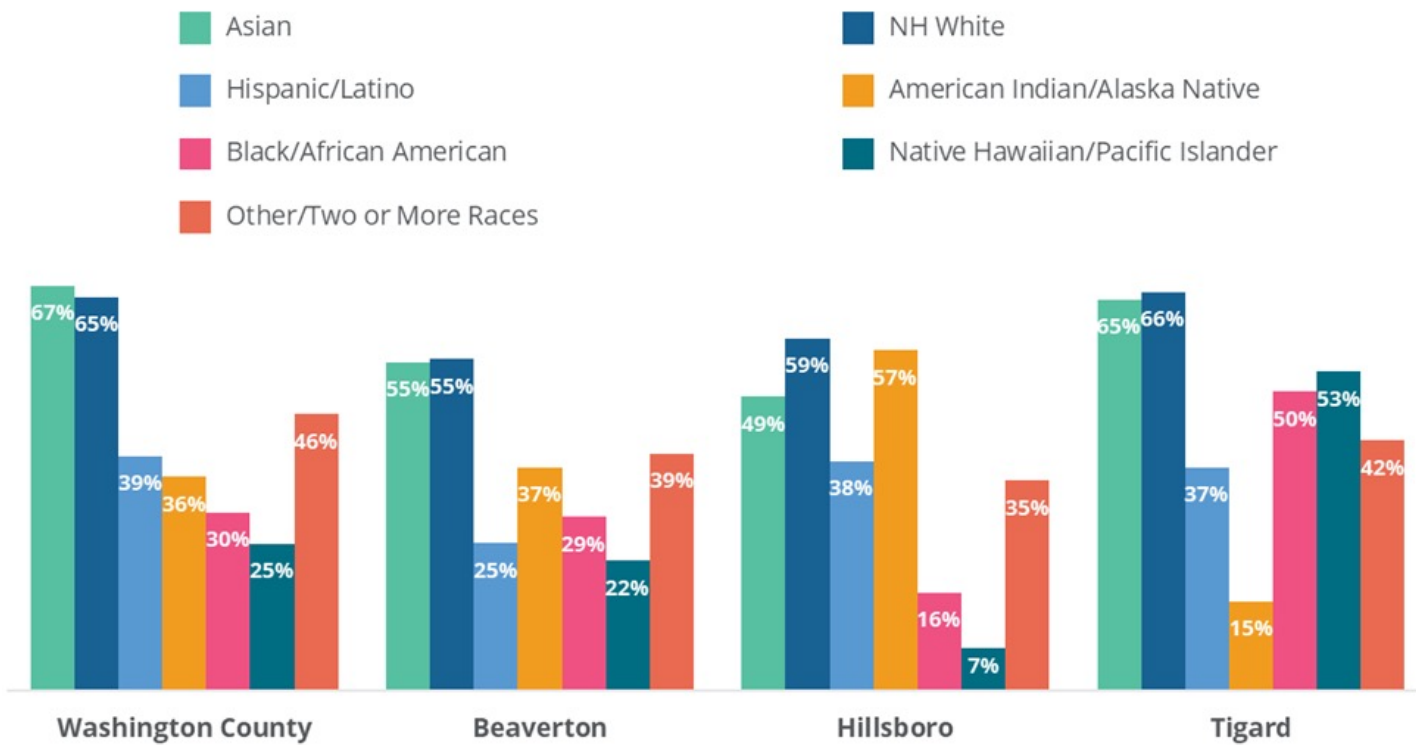
## Cumulative shortage up to 60% AMI

Renters at 0-30% AMI must often rent higher priced units, resulting in a cumulative shortage of units priced affordably for renters earning up to 60% AMI (\$63,900, with a max affordable rent of \$1,598).

# → Rental Gaps: Washington County, 2022

Income Range by AMI	Maximum Affordable Rent	Rental Demand: Current Renters		Rental Supply: Current Units		Rental Mismatch (Affordability Gap)	Cumulative Affordability Gap
		Num.	Pct.	Num.	Pct.		
0-30% AMI	\$799	19,685	21%	3,284	3%	(16,401)	(16,401)
31-50% AMI	\$1,331	15,589	17%	18,278	19%	2,689	(13,712)
51-60% AMI	\$1,598	8,296	9%	18,445	19%	10,149	(3,562)
61-80% AMI	\$2,130	14,360	15%	35,789	37%	21,429	17,866
81-100% AMI	\$2,663	10,610	11%	14,205	15%	3,594	21,461
101-120% AMI	\$3,195	7,602	8%	4,049	4%	(3,554)	17,907
120% + AMI	> \$3,195	16,976	18%	1,477	2%	(15,499)	2,408

# → Homeownership Gaps by Race/Ethnicity, 2022

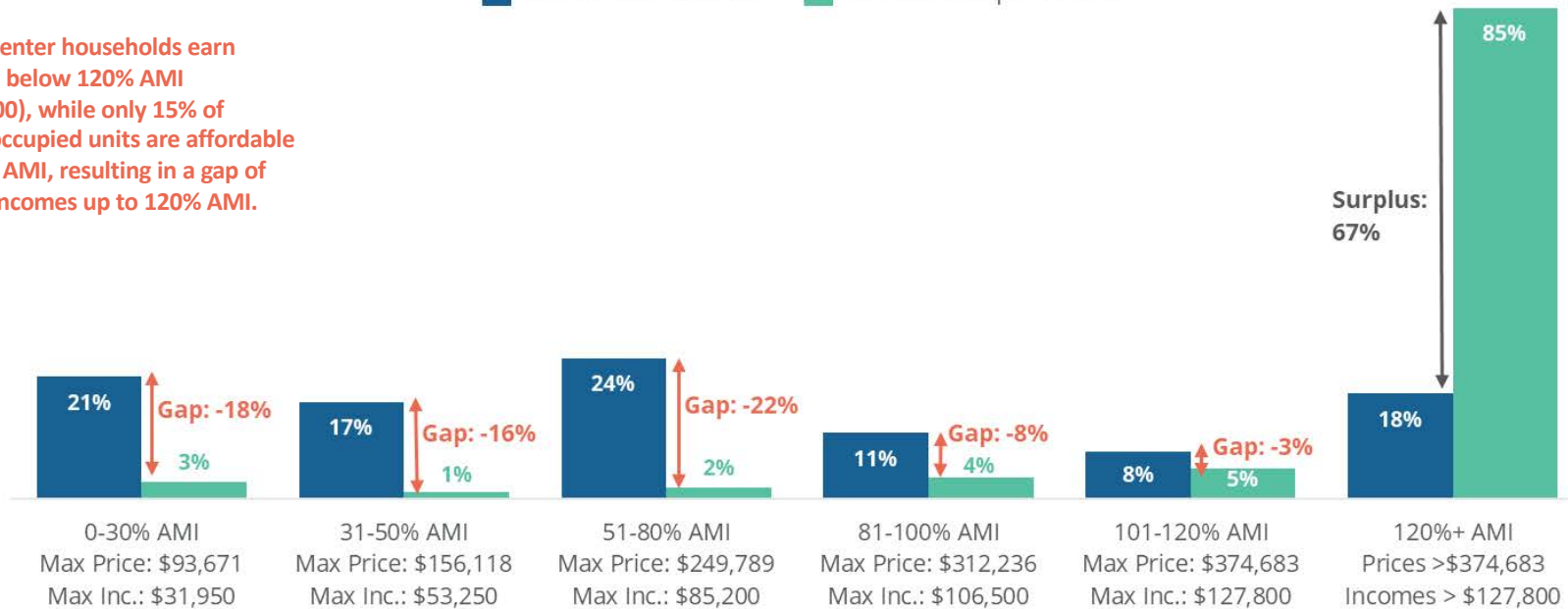


\* Margins of error are relatively large for Black/African American households and especially large for American Indian/Alaska Native and Native Hawaiian/Pacific Islander households. Margins of error are larger for city-level estimates than for county-level estimates.

# → Purchase Gaps: Washington County, 2022-24

■ Renter Households   ■ Owner-Occupied Units

82% of renter households earn incomes below 120% AMI (\$127,800), while only 15% of owner-occupied units are affordable at 120% AMI, resulting in a gap of 67% at incomes up to 120% AMI.



Most of the county's homes for sale are too expensive for its potential first-time buyers. Instead, these homes are likely purchased by the county's current homeowners or high-income buyers from elsewhere in the Portland Metro.



# → Ownership Gaps: Washington County, 2022

Income Range by AMI	Maximum Affordable Home Price	Potential Demand of 1st Time Buyers (Current Renters)		Owner Occupied Units	Renter Purchase Gap	Cumulative Gap (excluding < 50% AMI)
		Num.	Pct.	Pct.		
0-30% AMI	\$93,671	19,685	21%	3%	<b>-18%</b>	<i>excluded</i>
31-50% AMI	\$156,118	15,589	17%	1%	<b>-16%</b>	<i>excluded</i>
51-80% AMI	\$249,789	22,656	24%	2%	<b>-22%</b>	<b>-22%</b>
81-100% AMI	\$312,236	10,610	11%	4%	<b>-8%</b>	<b>-30%</b>
101-120% AMI	\$374,683	7,602	8%	5%	<b>-3%</b>	<b>-33%</b>
120% + AMI	\$374,683 +	16,976	18%	85%	67%	34%

# Current and Projected Future Needs

## Washington County, 2022 and 2027

	Current Needs			Future Needs (5 Yr)	
	Total HHs	HHs with Needs	% of HHs with Needs	Housing Need in 5 Years	Change in Housing Need
<b>All Low Income Households (&lt;80% AMI)</b>	81,078	59,106	73%	63,350	+ 4,244
<b>By Income</b>					
Extremely low income HHs (<30% AMI)	21,004	19,239	92%	20,620	+ 1,381
Very low income HHs (30-50% AMI)	22,489	18,072	80%	19,370	+ 1,298
Low income HHs (50-80% AMI)	37,585	21,795	58%	23,360	+ 1,565
Low-moderate inc. HHs (80%-100% AMI)	24,630	6,699	27%	7,180	+ 481
<b>By Tenure</b>					
Low Income Renters (<80% AMI)	46,547	35,824	77%	38,396	+ 2,572
Low Income Owners (<80% AMI)	34,518	21,472	62%	23,014	+ 1,542
<b>By Household Type</b>					
Low Income Small Family HHs	27,207	18,478	68%	19,805	+ 1,327
Single Householders	61,703	4,455	7%	4,775	+ 320
HHs with disability	47,555	20,928	44%	22,431	+ 1,503
Low Income Large Family HHs	5,888	3,615	61%	3,875	+ 260
Elderly Low Income HHs	31,229	18,425	59%	19,748	+ 1,323

An aerial photograph of a rural landscape in Washington County, Oregon. The scene features a mix of green pastures, vibrant autumn-colored fields (red, orange, yellow), and dense evergreen forests. In the foreground, a farm with several white buildings and a large green field is visible. The background shows rolling hills and more colorful fields under a clear sky.

# Goals and Priorities

Draft for Input



# Guidance and Priorities, NEW!

*for 2025-2029 spending priorities*

## **Guidance: The urgency of the need.**

- Priority: Acute needs (homelessness, eviction prevention, critical home repair, special needs populations).

## **Guidance: Ability to address equity gaps and reverse effects of historical discrimination.**

- Priority: Homeownership gaps; Anti-Displacement/Rent Stabilization; Mental and Public Health Services; Child care/Youth; Fair Housing; Economic Security

## **Guidance: The ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.**

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources and which fall within the collective capacity of local service providers to produce.



## Goals & Objectives: NEW! 2025-2029

**Goal:** Increase housing stability of low income renter households and special populations. (*e.g., rental assistance, new construction of and preservation of affordable rental housing, rental rehabilitation, housing-related public services*)

**Goal:** Improve public facilities and public infrastructure that benefit special needs populations and historically underserved people and neighborhoods.

**Goal:** Facilitate affordable homeownership and preserve and stabilize existing homes occupied by LMI owners. (*e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation*)

**Goal:** Fund supportive services for LMI and special needs populations.

# Special Needs Populations

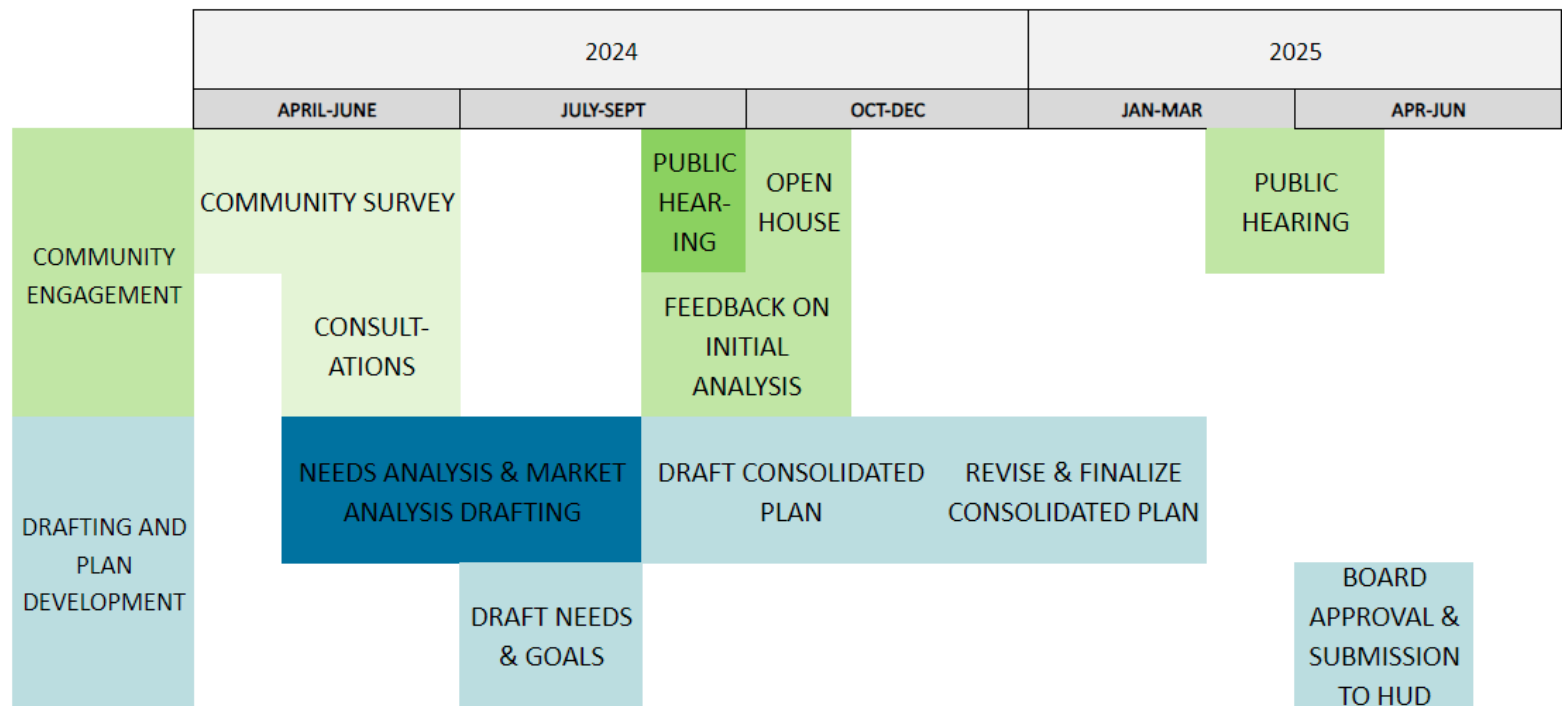
- **Seniors and frail seniors** (defined as needing assistance with more than three ADLs) – or older persons (Defined as over age 62)
- **Persons with physical, cognitive, and developmental disabilities**
- **Persons with mental illness and substance abuse challenges;**
- **Adults and/or youth at-risk and experiencing homelessness,** including youth leaving the foster system
- **People who are exiting a publicly funded institution,** or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution)
- **People who are fleeing, or are attempting to flee, domestic violence,** dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- **Extremely low and very low income households**
- **Other HUD defined limited clientele** (migrant farmworkers, English Language Learners/Limited English Proficiency populations)

# Discussion and Input

- What feedback do you have on the proposed five-year goals and priorities for this Consolidated Plan?
- If you could advocate for a specific use of the federal grants, what would it be to address systemic challenges in the County and Cities?
- What measures would you want to see in place to track outcomes?

# → Timeline

## Collaborative Process with cities of Beaverton and Hillsboro







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